



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Acquisition of Additional Land at Pixley Park

MEETING DATE: August 6, 1997

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council authorize staff to proceed with the purchase of approximately 5 acres of land immediately east of Pixley Park.

BACKGROUND INFORMATION: The City's Park, Recreation and Open Space Plan, adopted in January 1994, calls for the expansion of Pixley Park to allow room for an adult softball complex along with soccer fields, tennis courts, concession buildings and restrooms (Exhibit A). The 26-acre site presently consists of a partially developed drainage basin and the Tokay Modelers radio control airplane field. The expansion called for in the Plan consists of an additional 17.7 acres, which would allow the site to be graded in a stepped fashion such that some of the fields would not be subject to flooding with every storm. Funding for the basin/park development is from storm and parks development impact mitigation fees.

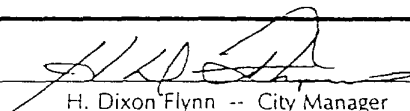
In late July 1997, staff received a preliminary industrial development proposal for the property immediately east of the basin along Vine Street extending to Guild Avenue. The project consisted of two industrial/warehouse buildings with parking and small office space. The developer (who also built the warehouse project immediately east of Guild Avenue) had one firm user and the other building was being built on speculation. The proposed site layout had some design issues that needed to be addressed which meant a redesign and, in discussing the project with the developer, the park issue was brought up.

Obviously, acquiring the full 17.7 acres would be fatal to the industrial project. Staff did not consider this a viable option. Community Development, Public Works and Parks and Recreation departments' staffs worked on a minimal acquisition that would accommodate both the developer and the park plan (Exhibit B). The reduced site would accommodate a 4-field softball complex similar to the Salas Park complex with the possibility of one or two fields near Beckman Road. Much of the grading flexibility mentioned above would be lost as well as some or all of the tennis courts. The model airplane field would also be eliminated, although this has already been contemplated. However, the multimillion dollar park/basin development is probably many years away.

With this site plan, the developer has indicated he will sell the City the needed land at the same price he pays for the parcel. Note that a portion of the expansion area is south of the proposed project on land owned by the same person. Staff proposes to pursue acquisition of this portion on similar terms. However, the developer requested an answer within 30 days on whether or not the City wishes to pursue the acquisition.

Funding for the land acquisition would come from the Parks Development Impact Mitigation Fee Fund at an approximate cost of \$250,000 for 5 acres. The fund presently has a balance of approximately \$1.3 million and no major projects are budgeted for this fiscal year, although there are a number of development-related projects that will need to be addressed in the near future. The basic issue to be considered is: Should the City potentially delay completion of other projects to preserve this land for long-term future park use? Other parks presently undeveloped include:

APPROVED: _____


H. Dixon Flynn -- City Manager

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- Lodi Lake, west 13 acres
- DeBenedetti Park (future lighted youth sports fields at Lower Sacramento Road and Century Boulevard)
- Bridgetown Park on Turner Road west of Wine and Roses
- Roget Park on Tienda Drive east of Target


The combined cost of these parks, all slated for park impact fee funds, exceeds \$6,000,000—significantly more than the proposed Pixley Park acquisition.

Another issue regarding Pixley Park raised a few months ago was the idea of selling the Beckman Road/ Highway 99 frontage and relocating the basin/park further east. While no formal study has been done, staff has discussed the concept with various members of the industrial/commercial development community. Without specific details, little quantitative information was received. In general, as industrial land, this frontage is really not worth much more, if anything at all, to potential businesses. As commercial land located in an industrial area, (which might require a rezoning depending on the use), one comment was that it might be worth 5 percent more than land further east.

Of course, the City-owned land is somewhat devalued by the existing basin excavation. Also, the planned basin must be connected to the ditch located between Beckman Road and Highway 99 with a relatively large pipe. The cost for this connection would be at least \$100 per foot. For example, if the basin was moved 600 feet east to create a 9-acre parcel along Beckman Road with the same depth as Geweke Toyota, the pipe cost would be at least \$60,000, or \$0.16 per square foot. This is about 15 percent of the cost of the expansion land. We would need to sell the land for at least 15 percent more than the cost of the replacement land just to break even. Additional costs, such as sale closing, street and utility improvements, etc., would also have to be considered. Finally, the developer of the land east of the basin/park is not interested in such a trade.

In summary, while it seems counterproductive to purchase additional park land while the City already has so many undeveloped parks waiting for funding, this is likely to be a one-time opportunity. Staff feels that taking this opportunity is in the long-term best interests of the citizens of Lodi. Upon Council approval, staff will work with the property owners and will bring back sales agreements for final approval.

FUNDING: Parks and Recreation Development Impact Mitigation Fee Fund. A request for appropriation will be made at time of final agreement.



Jack L. Ronsko
Public Works Director

Prepared by Richard C. Prima, Jr., City Engineer

JLR/RCP/lm

Attachments

cc: Panattoni-Carlson Venture
Property Owner
Parks and Recreation Commission

Maple Square**Site S-2****0.6 Acres**

This small undeveloped park site is located at the southeast corner of Lodi Avenue and Sacramento Street. It is also adjacent to the Southern Pacific Railroad. Because the proposed Needham Recreation Complex is nearby, it is recommended that Maple Square be sold and the proceeds used to acquire other recreation sites.

Proposed Park (Needham School)**Site S-3****6.0 Acres**

This site is currently owned by the Lodi Unified School District and may be available for purchase. This site is being considered for an indoor recreation center. Since the indoor recreation center would occupy the space covered by school buildings, most of the playground would still be available for outdoor recreation use. It is anticipated that this space would provide activities in support of the proposed center. If a recreation center is not located on the site, a portion of it should be used for a neighborhood park.

Pixley Park**Site S-4****43.7 Acres**

This site currently contains 26.0 acres of land of which 25 acres are dedicated for water detention. With the downsizing of Woodbridge Park, its acreage and sport fields need to be located in this park site. This site is now recommended as a major sport field complex for adult softball and soccer. Because this site is located in an industrial area, problems with lighting and noise should not occur. Facilities should include seven adult softball fields (four lighted), three lighted soccer fields, six lighted tennis courts, 1-2 restroom buildings and a large concession area. The city should consider moving the existing model airplane activity to another location.

The undeveloped park site is also a storm water detention area and unlike other existing detention basins, could be graded to different levels so that some portions would experience less flooding than others.



SUMMARY OF LAND REQUIREMENTS

Site No.	Site	Parks	Existing Basins	Parks	Proposed Parks(1)	Basins(2)	Total Land
M-1	Candy Cane Park	0.2					0.2
M-2	Century Park	2.5					2.5
SUBTOTAL		2.7					2.7
N-1	Lodi Lake N. Park (3) (Prop.)						
N-2	Van Buskirk	1.0					1.0
N-3	Millswood Park (Prop.)			5.0			5.0
N-4	Westgate Park	0.3	5.7		1.9	14.1	22.0
N-5	Henry Glaves Park	3.0	12.0				15.0
N-6	Emerson Park	3.0					3.0
N-7	Hale Park	3.1					3.1
N-8	Lincoln Park (Prop.)			3.0			3.0
N-9	Cochran Park (Prop.)				5.0	24.0	30.0
N-10	Vinewood Park	0.8	15.2				16.0
N-11	American Legion Park	6.0					6.0
N-12	John Blakely Park	10.0					10.0
N-13	Rog'et Park (Prop.)				8.1		8.1
N-14	Village St. Park (Prop.)			2.0			2.0
N-15	Century Meadows Park (Prop.)				3.6		3.6
N-16	Beckman Park	0.8	15.8				16.6
N-17	English Oaks Commons	3.7					3.7
N-18	Eastside Park (Prop.)				8.1		8.1
N-19	Southwest Park (Prop.)				1.0	24.0	25.0
N-20	Woodbridge Park (Prop.)				7.0		7.0
SUBTOTAL		31.7	48.7	10.0	35.7	62.1	188.2
C-1	Lodi Rec Complex (Prop.)	31.8					31.8
C-2	Kofu Park		10.0				10.0
C-3	DeBenedetti Park (Undev.)		29.0		5.0	20.0	54.0
C-4	Salas Park	1.0	25.0				26.0
SUBTOTAL		32.8	64.0		5.0	20.0	121.8
R-1	Lodi Lake Park	43.0			13.0		56.0
SUBTOTAL		43.0			13.0		56.0
S-1	Hutchins St. Square	12.0					12.0
S-2	Maple Square (4)	0.6					0.6
S-3	Needham School (Prop.)				6.0		6.0
S-4	Pixley Park (Undev.)	1.0	25.0		17.7		43.7
	Park & Rec Office	1.3					1.3
SUBTOTAL		14.9	25.0		23.7		63.6
OS-1	Lodi Lake Nature Area	58.0					58.0
OS-2	Mokelumne R. Green. (Prop.)						
OS-3	Arnaiz Property (Prop.)			7.9	3.2		11.1
SUBTOTAL		58.0		7.9	3.2		69.1
TOTAL		183.1	137.7	17.9	80.5	82.1	501.4
(1)	Parks to be acquired and developed with development impact fees						
(2)	Proposed park land within drainage detention basins						
(3)	Part of existing Lodi Lake Park						
(4)	Recommended to be sold						

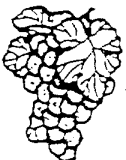


Table 34
Improvement Costs by Facility - 1992
Lodi Park and Recreation Plan

Site No.	Park/Facility	Total Cost	Park Impact Fees	Other Sources
PARK UPGRADE/IMPROVEMENTS				
M-1	Candy Cane Park			
M-2	Century Park			
N-1	Lodi Lake Neighborhood Park	\$155,300		\$155,300
N-2	Van Buskirk Park	93,300		93,300
N-5	Henry Graves Park	61,300		61,300
N-6	Emerson Park	44,300		44,300
N-7	Hale Park	8,400		8,400
N-10	Vinewood Park	124,200		124,200
N-11	American Legion Park	186,800		186,800
N-12	John Blakely Park	142,300		142,300
N-16	Beckman Park	193,900		193,900
N-17	English Oaks Commons	31,400		31,400
C-2	Lodi Recreation Complex			
	Armory Park	450,600		450,600
	Softball Complex	119,200		119,200
	Zupo Field	155,300		155,300
	Lawrence Park	35,700		35,700
	Grape Bowl			
C-3	Kofu Park	184,900		184,900
C-5	Salas Park	50,000		50,000
R-1	Lodi Lake Park (existing)	1,241,000		1,241,000
S-2	Maple Square			
S-3	Needham School			
OS-1	Lodi Lake Nature Area			
OS-2	Mokelumne River Greenway			
	SUBTOTAL	\$3,277,900		\$3,277,900
NEW PARK/FACILITY DEVELOPMENT				
N-3	Millswood Park	1,023,000		1,023,000
N-4	Westgate Park	790,400	\$785,000	5,000
N-8	Lincoln School Park	692,300		692,300
N-9	Cochran Park	1,683,400	1,683,400	-
N-13	Rog'et Park	893,000	893,000	-
N-14	Village Street Park	387,100		387,100
N-15	Century Meadows Park	850,000	850,000	-
N-18	Eastside Park	1,715,300	1,715,300	-
N-19	Southwest Park	568,000	568,000	-
N-20	Woodbridge Park	1,545,500	1,545,500	-
C-4	DeBenedetti Park	2,923,000	2,174,000	749,000
R-1	Lodi Lake Park	1,816,000	1,816,000	-
S-4	Pixley Park	5,269,600	4,194,000	1,075,600
OS-3	Arnaiz Property *	50,000	14,000	36,000
	Park Maintenance Shops *	897,900		897,900
	Indoor Recreation Space	13,892,200	2,100,000	11,792,200
	Indoor Recreation Center *	3,892,200	**	**
S-1	Hutchins Street Square	10,000,000	**	**
	Outdoor Swimming Pool *	1,800,000		1,800,000
	SUBTOTAL	\$36,796,700	\$18,333,200	\$18,458,100
	TOTAL	\$40,074,600	\$18,338,200	\$21,736,000

* Eligible for impact fees except for a small portion attributed to non-residents

** Allocation of impact fees and other funds to the indoor recreation center and Hutchins Street Square are to be determined at a later date.





This is a detailed plat map of a portion of the City of Chicago, showing various lots, streets, and proposed developments. The map includes labels for streets such as Thompson St., Industrial St., and West St. Key areas include 'MAYAGA OLDS-BUICK', 'PICKLEY PARK/C-BASIN', 'PROPOSED WAREHOUSE PROJECT', 'PROPOSED PARK/BASIN', and 'MOMONA/VAZ WAREHOUSE'. A north arrow is located in the upper right corner. The map is oriented with North at the top.

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CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Acquisition of Additional Land at Pixley Park **Supplemental Information**

MEETING DATE: August 6, 1997

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council not proceed with the purchase of additional land at Pixley Park and direct the Parks and Recreation Commission to review the Parks Master Plan.

BACKGROUND INFORMATION: This supplemental information is presented based on additional conversations with Jim Verseput, the Realtor representing the property owners; the developer; the Parks Division; and action taken by the Parks and Recreation Commission on August 5, 1997.

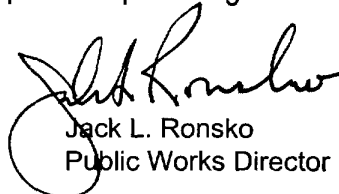
At issue for the property owners was approximately three acres of land immediately south of the existing site and proposed acquisition. The owners wished the City to acquire this land so as to not leave a less desirable remainder (see revised Exhibit B). Staff reviewed this request and the Parks Superintendent confirmed that the additional acreage could be used for a softball field. A possible site plan, providing four 320-foot softball fields, is attached (Exhibit C). Two additional fields could be provided in the soccer area adjacent to Beckman Road.

In order to make this plan work, the new east property line will need to be made parallel to the existing property line, rather than perpendicular to Vine Street as originally proposed by the developer. The developer has indicated he will work with us on this change.

Parks and Recreation Commission

On August 5, the Parks and Recreation Commission discussed this acquisition and recommended that it not be made. There were concerns over the amount of undeveloped park land being accumulated and that the acreage was not sufficient to provide the facilities contemplated for the site. Given this recommendation, staff is recommending that the acquisition not be pursued and that the Parks and Recreation Commission review the entire master plan.

FUNDING: Parks and Recreation Development Impact Mitigation Fee Fund.


Jack L. Ronsko
Public Works Director

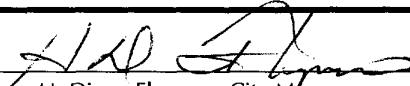
Prepared by Richard C. Prima, Jr., City Engineer

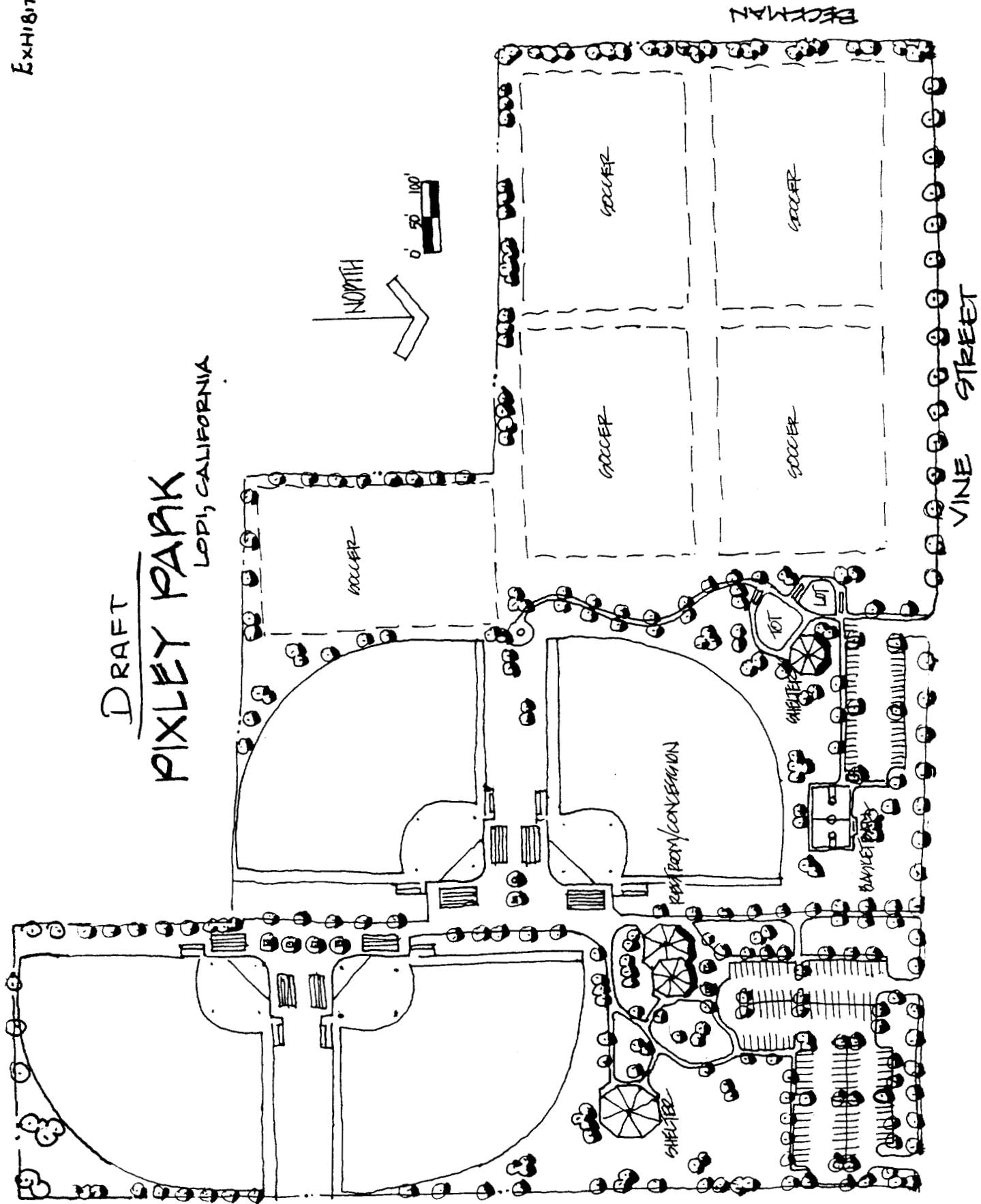
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Attachments

cc: Panattoni-Carlson Venture
Property Owners c/o Jim Verseput, Schaffer Suess & Boyd
Parks and Recreation Director

APPROVED: _____


H. Dixon Flynn -- City Manager



TO: Honorable Mayor and Council Members

FROM: City Clerk's Office

DATE: August 6, 1997

Our office received a call today from Mr. Claude Kitchel of San Leandro. Mr. Kitchel owns a lot on Sylvan Way at Chaparral.

Mr. Kitchel asked that we extend to Council his opposition to the approval of the agenda item regarding additional land at Pixley Park.

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
KEITH LAND
STEPHEN J. MANN
DAVID P. WARNER

CITY OF LODI

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July 31, 1997

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Mildred Parker Estate, et al
c/o Barbara Craig
P. O. Box 1827
Lodi, CA 95241

Mr. Jim Verseput
Schaffer Sues & Boyd
P. O. Box 667
Lodi, CA 95241

Panattoni-Carlson Venture
8401 Jackson Rd.
Sacramento, CA 95826

SUBJECT: Acquisition of Additional Land at Pixley Park


Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, August 6, 1997. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Richard Prima at (209) 333-6706.



Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk